LOT 42
CARTESIAN POINTE #3 PB 7/124

DAMIL LLC
1616 JORK RD STE #102
JACKSONVILLE, FL 32207

2026

08-2N-27-0232-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

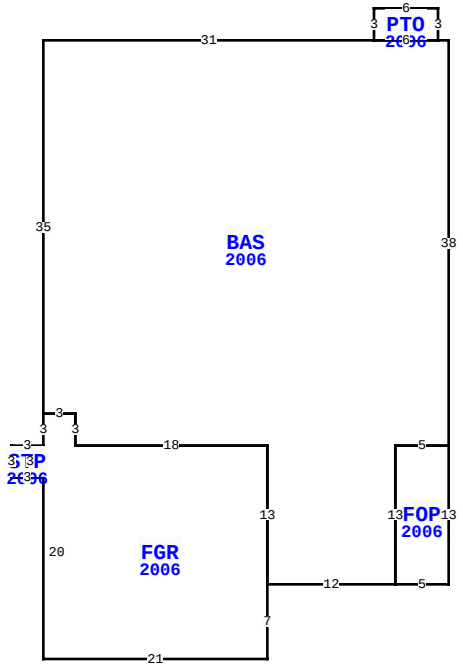
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	2006	1,591	185,282
FGR	429	55	2006	236	27,484
FOP	65	30	2006	20	2,329
PTO	18	5	2006	1	116
STP	9	10	2006	1	116
TOTALS	2,112			1,849	215,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,849	122.3250	128.44	237,486	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 0% - 0 Heated Area: 1591 HX Base Yr



86417 CARTESIAN POINTE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/30/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	215,329
TOTAL MARKET OB/XF VALUE	3,080
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	273,409
SOH/AGL Deduction	0
ASSESSED VALUE	273,409
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,409
TOTAL JUST VALUE	273,409
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17597	CO ISSUED	0	05/01/2006
B17597	NEW CONSTR	0	05/01/2006
E17326	ELEC OTHER	1,500	05/01/2006
M11485	MECH OTHER	0	05/01/2006
P11057	OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2340/1142	2/19/2020	SW	U	I	11	100
GRANTOR: PRICE MICHAEL S						
GRANTEE: DAMIL LLC						
2327/1134	12/26/2019	CT	U	I	18	133,300
GRANTOR: CLERK OF COURT						
GRANTEE: PRICE MICHAEL S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W1 W6 W31 S35 E3 S3 E18 S13 E12 N13 E5 N38 $
FGR=[YR=2006;ORIG=-38,35] S3 S20 E21 N7 W13 W18 N3 W3 $
FOP=[YR=2006;ORIG=-5,51] E5 N13 W5 S13 $
PTO=[YR=2006;ORIG=-1,0] N3 W6 S3 E6 $
STP=[YR=2006;ORIG=-38,38] W3 S3 E3 N3 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 04/11/2024 BY KWA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS